

CITY OF BOZEMAN

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

Alfred M. Stiff Professional Building
20 East Olive Street
P.O. Box 1230
Bozeman, Montana 59711-1230



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planning@bozeman.net
www.bozeman.net

APPLICATION FOR INFORMAL ADVICE AND DIRECTION

1. Name of Project/Development: Comfort Suites

2. Property Owner Information:

Name: Cape France Enterprises

E-mail Address: dcaper@jvtcompanies.com

Mailing Address: 2220 Charlotte St, Bozeman, 59718

Phone: 406.582.1118

FAX: 406.582.1116

3. Applicant Information:

Name: Kevin Cook

E-mail Address: kevin@genecookrealestate.com

Mailing Address: 1276 N 15th Ave, Ste 103

Phone: 406.586.0302

FAX: 406.586.6105

4. Legal Description: S26, T01 S, R05 E, Tract A-1 E2 SEC 35 & SE SEC 26 1S 5E 28.03AC COS 1827

5. Street Address: Not Available

6. Project Description: Hotel Site

7. Zoning Designation(s): B-2

8. Current Land Use(s): Vacant

9. Informal Advice and Direction From?

(check all that apply)

☒ Development Review Committee

☐ Design Review Board

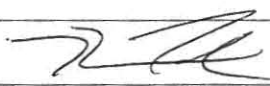
☐ Wetlands Review Board

☐ City Commission¹

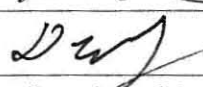
☐ Bozeman Planning Board

☐ Bozeman Zoning Commission

I understand that the advice and direction received from the requested review body is advisory only.

Applicant's Signature: 

Date: 1/25/12

Property Owner's Signature: 

Date: 1/25/12

¹City Commission review is at the discretion of the Mayor and City Manager, per Commission Resolution No. 3509.

Application for Informal Advice and Direction Narrative

At this time of application for an informal site review of a proposed Comfort Suites located off of Valley Center Road. The current plan of the Property Owner and Applicant is to build a 78 room Comfort Suites on about 2.5 acres, while about 1.5 acres could be used as a potential restaurant site. An artificial lot line would be used to create this about 4 acre area of the current 28 acre track.



NEW COMFORT SUITES

VALLEY CENTER ROAD

BOZEMAN, MONTANA



201 S. WALLACE AVE. STE A1A PHONE 406-556-8080
BOZEMAN, MONTANA 59718 FAX 406-585-1677
MTARCHITECT@MSN.COM

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR	MFR	MANUFACTURER
AC	ACOUSTICAL	MAS	MASONRY
ACT	ACOUSTICAL CEILING TILE	MAX	MAXIMUM
ADJ	ADJACENT	MECH	MECHANICAL
A/C	AIR CONDITIONING	MTL	METAL
ALT	ALTERNATIVE	MM	MILLIMETER
AL	ALUMINUM	MN	MINIMUM
APPD	APPROVED	NAT	NATURAL
ARCH	ARCHITECTURAL	NR	NOISE REDUCTION
BSMT	BASEMENT	NOM	NOMINAL
BRS	BEARING	NO	NUMBER
BLKG	BLOCKING	NIC	NOT IN CONTRACT
BD	BOARD	NTS	NOT TO SCALE
BLDG	BUILDING	OC	ON CENTER
CLG	CEILING	OPG	OPENING
CT	CERAMIC TILE	OD	OUTSIDE DIAMETER
CLR	CLEAR	OH	OVERHANG
COL	COLUMN	PNL	PANEL
CONC	CONCRETE	PBD	PARTICLE BOARD
CMU	CONCRETE MASONRY UNIT	PVMT	PAVEMENT
CONST	CONSTRUCTION	PL	PER LINEAR FOOT
DTL	DETAIL	PL	PLATE
DWG	DRAWING	PLWD	PLYWOOD
EA	EACH	PVC	POLYVINYL CHLORIDE
EF	EACH FACE	PSF	POUND PER SQ FOOT
ELEC	ELECTRICAL	PSI	POUND PER SQ INCH
EQ	EQUAL	RAD	RADIUS
EXG	EXISTING	REF	REFERENCE
EXP	EXPOSED	RE	REINFORCING
EXT	EXTERIOR	RFG	ROOFING
FC	FIRE CODE	RO	ROUGH OPENING
FF	FINISH FLOOR	SM	SIMILAR
FN	FINISHED	SC	SOLID CORE
FP	FIREPROOF	SPK	SPEAKER
FLR	FLOOR	SPEC	SPECIFICATION
FTG	FOOTING	SQ	SQUARE
FBO	FURNISHED BY OTHERS	STR	STRUCTURE(AL)
GA	GAGE, GAUGE	SYS	SYSTEM
GC	GENERAL CONTRACTOR	THK	THICKNESS
GYP BD	GYP-SUM BOARD	T&G	TONGUE AND GROOVE
HVAC	HEATING/VENT/AIR COND.	TYP	TYPICAL
HC	HOLLOW CORE	UBC	UNIFORM BUILDING CODE
HM	HOLLOW METAL	VCT	VINYL COMPOSITION TILE
HR	HOOR	VB	VINYL BASE
INCL	INCLUDE(ING)	WC	WATER CLOSET
INSUL	INSULATE(ION)	WP	WATERPROOF(ING)
INT	INTERIOR	WUF	WELDED WIRE FABRIC
JT	JOINT	W	WIDE, WIDTH
LAM	LAMINATE	W	WITH
LL	LIVE LOAD	WO	WITHOUT

SYMBOLS

	EARTH		ROUGH WOOD
	GRAVEL		FINISH WOOD
	CONCRETE		ACOUSTIC TILE
	MASONRY		BATT INSULATION
	METAL		RIGID INSULATION

GENERAL CONTRACTOR

CONSULTANTS

STRUCTURAL ENGINEERING MECHANICAL

LANDSCAPE DESIGN INTERIOR DESIGN

PROJECT INFORMATION

REVIEWED UNDER 2009 IBC

LIST OF ADJOINERS BUILDING INFORMATION

LEGAL DESCRIPTION

STREET ADDRESS

OWNER-REPRESENTATIVE PERMITS REQUIRED

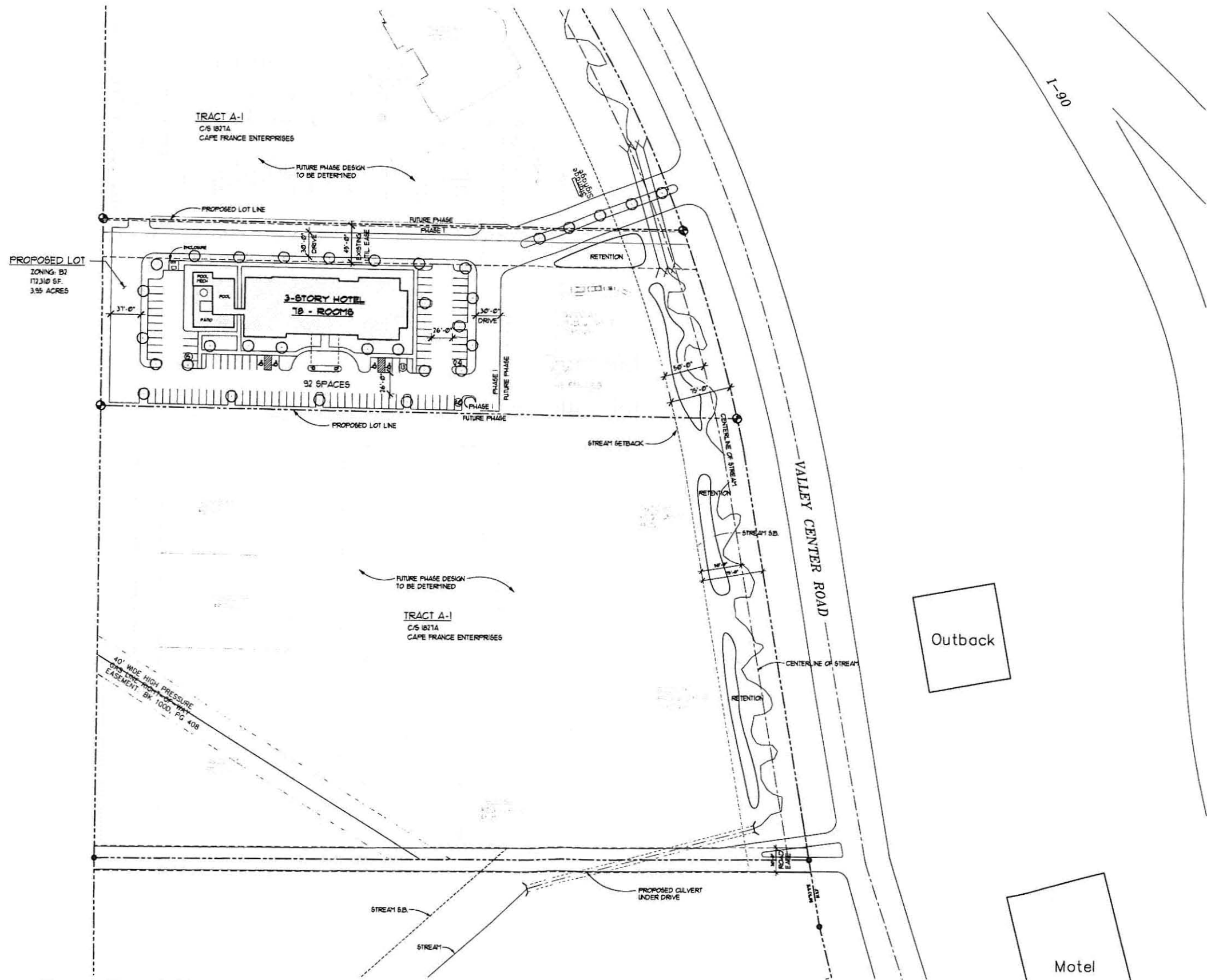
INDEX OF DRAWINGS

ARCHITECTURAL

A1 - SITE PLAN
A1.1 - OVERALL SITE PLAN

SITE VIEW





HOTEL PARKING TABULATIONS			
PARKING REQUIRED	PARKING PROVIDED		
11 SPACES PER EACH GUEST ROOM PLUS			
1 SPACE PER EMPLOYEE ON MAXIMUM SHIFT			
10 room = 85 spaces plus 6 employees = 91 spaces	10 room hotel	parking required 91 SPACES	parking provided 92 SPACES

A
A1

SITE PLAN

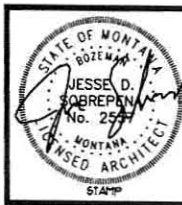
1" = 60' - 0"



jds architects inc.
201 S. WALLACE AVE. STE. 100
BOZEMAN, MONTANA 59715
TEL: 409-251-1111
FAX: 409-251-1111
WWW.JDSARCHITECTS.NET

DRAWN BY:	JOS
CHECKED BY:	JOS
JOB NO:	11-028
PLOT SCALE:	1"=60'-0"
BY:	
DATE:	
DESCRIPTION:	
NO:	

COMFORT SUITES
VALLEY CENTER RD.
BOZEMAN, MONTANA



1-24-12
A1
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